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REFERENCE
SWP/BPA/800597/2026

ISSUED
11 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 17/1

Coimbatore North taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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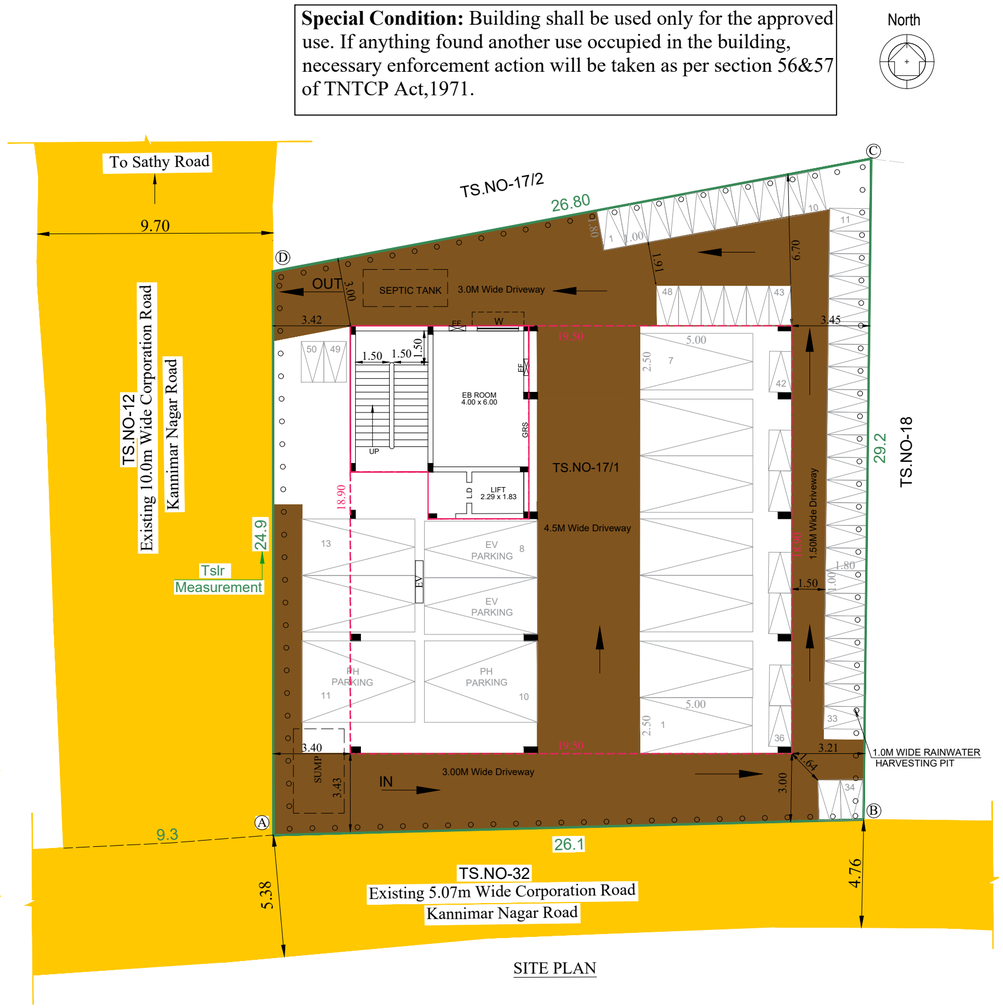
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

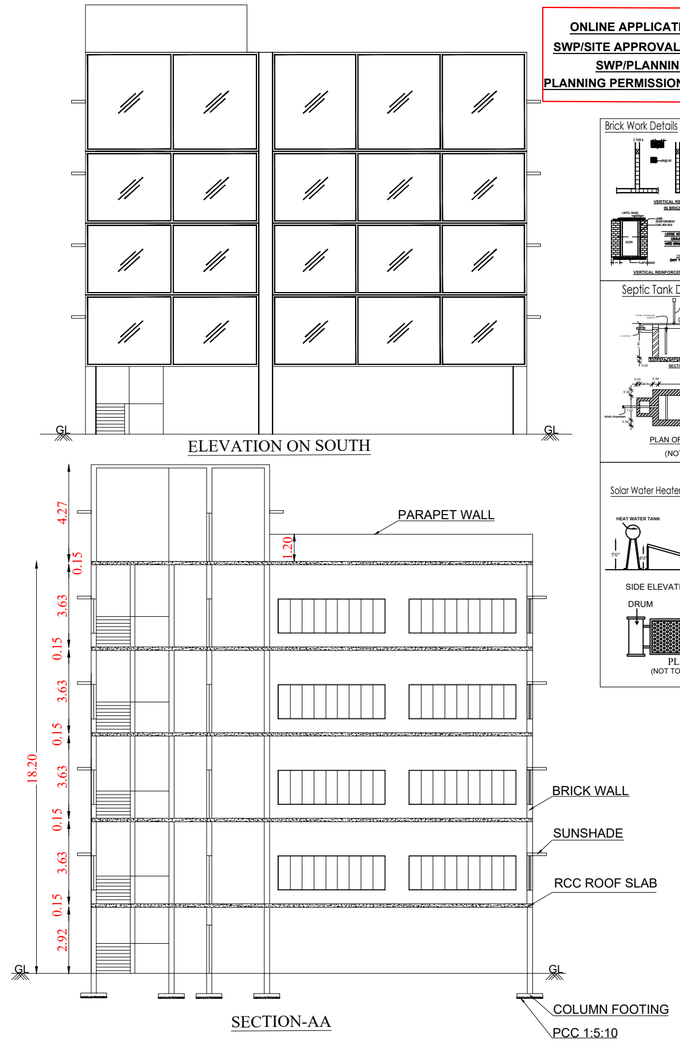
+91 9996 12 9996

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Special Condition: Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

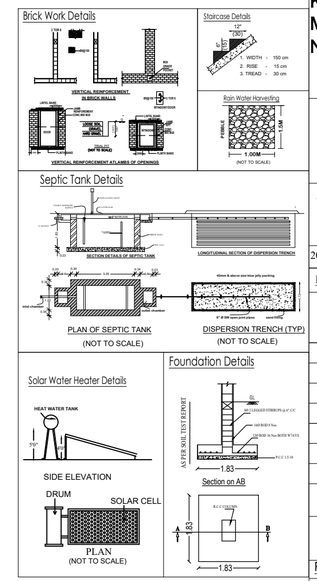


SITE PLAN



SECTION-AA

ONLINE APPLICATION NO:SWP/BPA/800597/2026
SWP/SITE APPROVAL : LP/CLPA.NO: 640/2026
SWP/PLANNING PERMISSION NO:804/2026
PLANNING PERMISSION PERIOD: 11.11.2026 to 10.11.2034



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PRIVATE OFFICE) IN TS NO.17/1, BLOCK 4, WARD U(21) (GANAPATHY AND KRISHNARAYAPURAM), COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

LAND AREA STATEMENT

AREA OF SITEAS PER TSLR	-	708.00 SQM
AREA OF SITE AS PER DOCUMENT	-	708.00 SQM
2041 Master plan land use - Industrial		Building Height-18.20m

BUILDING AREA STATEMENT

S.No	AREA DETAILS	FSI SQM	NON FSI SQM	TOTAL BUILTUP AREA
1.	STILT FLOOR	28.81	339.74	368.55
2.	FIRST FLOOR	368.55	-	368.55
3.	SECOND FLOOR	368.55	-	368.55
4.	THIRD FLOOR	368.55	-	368.55
5.	FOURTH FLOOR	368.55	-	368.55
6.	TERRACE FLOOR	-	40.95	40.95
	GRAND TOTAL	1503.01	380.69	1883.70

Total FSI = $\frac{1503.01}{708.00}$ = 2.12 > 2.00

Parking Details:-

Area Type	SQM	Car Parking		T.W Parking	
		Required	Provided	Required	Provided
Commercial	1503.01	13	13	50	50

Joinery details:

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
W	WINDOW	1.83 x 1.52	V	VENTILATOR	1.23 x 0.61
W1	WINDOW	1.68 x 1.52	L.D	LIFT DOOR	0.91 x 2.44
W2	WINDOW	4.74 x 1.52	RS	ROLLING SHUTTER	2.44 x 2.44
D	DOOR	0.56 x 2.13	FG	FIXED GLAZING	Varies x 3.63
D1	DOOR	1.00 x 2.13	RS	GRILL ROLLING SHUTTER	3.00 x 2.44
EF	EXHAUST FAN	0.73 Ø			

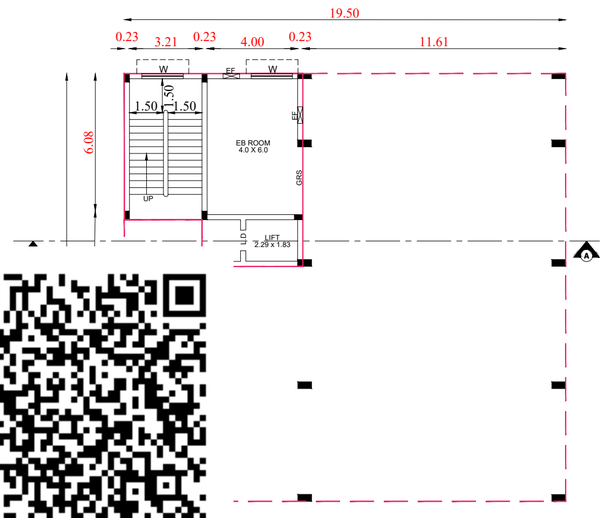
REFERENCE :-

FMB BOUNDARY

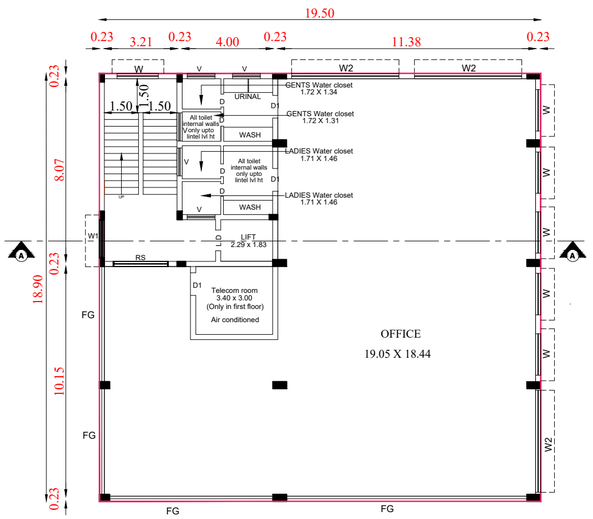
EXISTING ROAD

PROPOSED DRIVE WAY

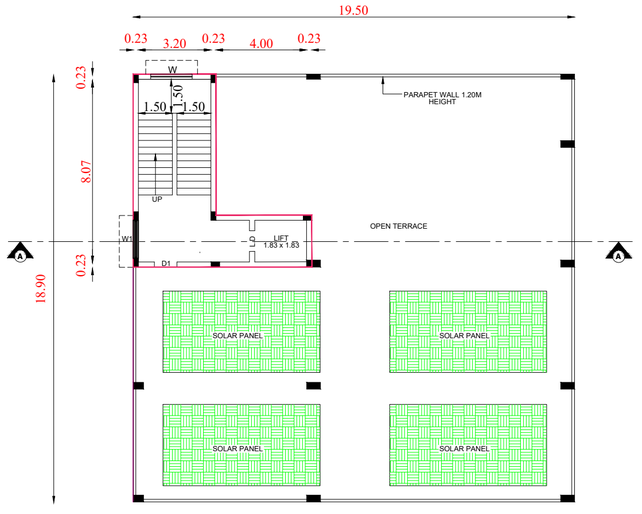
PROPOSED BUILDING FOR APPROVAL



STILT FLOOR PLAN



TYPICAL FIRST,SECOND ,THIRD & FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
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29, Palani Ilam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045,
Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

Er. M. SAMSUDEEN M.E.,
REGISTERED STRUCTURAL ENGINEER
COIMBATORE DTCP REG NO : 5E/GR-II/002/2023
SAMS ASSOCIATES
13, Commercial Complex, Arokiyasamy Road,
R.S. Puram, Coimbatore - 641 002.
Ph No: 99940 73397 , 98425 73397

Structural Engineer

Er. HARINI. P.S.
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
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Ph : 7373371000,
E mail : harini.propdoc@gmail.com.

Registered Engineer

Applicant

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.